

S U M M A R Y

FILE NO.	2230	Thomas Guide Map No.	538
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ENTITY	Sammamish Plateau Water & Sewer District/ Union Hill Water Association	Date Filed:	
ACTION	Resolution for Withdrawal and Transfer of Water Service	Expiration 45 Days:	05/13/06
TITLE	NE Union Hill Road at 244 th Avenue NE	Board Meeting:	04/20/06

Introduction	The proposed action would withdraw the NE Union Hill properties from the Sammamish Plateau Water and Sewer District and transfer those properties to Union Hill Water Association to permit the properties to make permanent the current temporary provision of water service from the Union Hill Water Association.
Location	The NE Union Hill properties are entirely within Unincorporated King County. The site is located at the intersection of NE Union Hill Road at 244 th Avenue NE.
Land Area	Approximately 15 acres (3 parcels)
Existing Land Use	Single Family Residential
Population	Estimated at 3 people
Assessed Valuation	Approximately \$1,072,000
County Comprehensive Plan	Rural Single Family Residential
County Comprehensive Plan	RA-5 (One dwelling unit per 5 acres)
City Comprehensive Plan/ City Zoning	Not Applicable
District Comprehensive Plan/ District Franchise	East King County Coordinated Water Supply Plan
Urban Growth Area (UGA)	The NE Union Hill Area is located within the Rural Area as established by the King County Comprehensive Plan.
SEPA Declaration:	An Environmental Checklist was prepared for the NE Union Hill Area. A Determination of Non-Significance was issued in September 2005.

ENTITIES/AGENCIES NOTIFIED:

King County Council Member(s) Kathy Lambert

King County Clerk of Council, Department of Assessments, Fire Marshal, Health Division,
State Department of Ecology, Puget Sound Regional Council, Municipality of
Metropolitan Seattle (Metro)

Cities: Sammamish; Redmond

Fire Districts: King County Fire Protection District No. 34

Water Districts: Union Hill Water Association

Sewer Districts: King County Health Department

School District: Snoqualmie School District No. 410

SUMMARY FILE NO. 2230

Sammamish Plateau Water & Sewer District proposes to withdraw approximately 15 acres from the District's Corporate Boundary and water service area and to complete a transfer of these properties to the Union Hill Water Association (an adjacent private water purveyor). The owners of the properties have previously received temporary water service from the Union Hill Water Association. At the request of the property owners, the District and the Association have agreed that the Association will permanently provide water to the subject parcels. Union Hill Water Association is a Group A purveyor – that is a purveyor serving Rural Areas.

The King County Office of Records and Elections has certified a petition by more than 25% of the qualified registered voters of the NE Union Hill Area seeking water service from the Association. On March 20, 2006, the Sammamish Plateau Water & Sewer District adopted a Resolution approving the proposed NE Union Hill Road Withdrawal and Transfer of Territory.

The withdrawal of service plans by the Sammamish Plateau Water & Service District was proposed in order to improve the overall level of water service to the greater community. More specifically, the Union Hill Water Association currently serves the area, so that a transfer of the NE Union Hill Area to the Association would serve to formalize organization structure and function. This action is intended to enhance services through improved efficiencies and reduced costs for facilities and operations management.

Prior to authorizing the withdrawal and transfer of the subject properties from the Sammamish Plateau Water and Sewer District, representatives from the District and the Union Hill Water Association considered the impacts of these proposed actions upon the service area. District and Association officials are in agreement that the proposed actions would be conducive to public health, welfare, and safety. These actions would support convenient services to customers and would offer benefits to the natural and built environments in the NE Union Hill Area.

All properties would continue to be governed by King County (the underlying jurisdiction). Thus the proposed actions would not affect land designations for the NE Union Hill Area.

Sammamish Plateau Water & Sewer District representatives report that the proposed action is consistent with applicable provisions of the Growth Management Act (RCW 36.70A) and King County Comprehensive Plan/Countywide Planning Policies. For example, King County Comprehensive Plan policies which support this action include:

- FW-8 which encourages the provision to rural levels-of-service to towns and centers in Rural Areas.
- FW-31 which calls for protection of public health and safety and preservation of the environment through reasonable access to high-quality water resources.
- FW-33 which calls for the economic sustainability to be supported by provision of cost-efficient quality infrastructure and services.
- CO-15 which encourages basic water service (Group A) in Rural Areas in a manner appropriate to the lower density of development permitted for rural lands.

Representatives from Sammamish Plateau Water and Sewer District report that the currently proposed withdrawal of services by the District to permit formal transfer of services by agreement to the Union Hill Water Association is consistent with the provisions of RCW 36.93 (Boundary Review Board Regulations). More specifically, RCW 36.93.180 requires that such actions be evaluated with respect to nine objectives. In this application, several key objectives have been identified as being potentially relevant for specific consideration, including:

- Objective 1: Preservation of neighborhoods,
- Objective 3: Creation and preservation of logical service areas,
- Objective 4: Prevention of abnormally irregular boundaries, and
- Objective 7: Adjustment of impractical boundaries

More specifically, the Sammamish Plateau Water and Sewer District representatives report that the actions would support the preservation of the community (Objective 1) by offering coordinated services that will protect and enhance the community. Similarly, the proposed merger will enable a more coordinated, efficient service system for the community, as envisioned in Objective 3, Objective 4, and Objective 7. Existing facilities and equipment will remain available to the NE Union Hill Area. These facilities are adequate to serve current and anticipated new customers to ensure the maintenance of public safety and welfare.

Properties in the NE Union Hill Area will remain on septic systems for management of solid wastes. Sewer systems are not permitted in the Rural Areas of King County.

The NE Union Hill Area will continue to receive services from Fire Protection District No. 34.

No significant changes in expenditures or revenues are anticipated for affected jurisdictions as a result of the proposed withdrawal and transfer of water services. More specifically, financial impacts resulting from the proposed actions are reported to be negligible as the proposed provider, Union Hill Water Association, is currently serving the NE Union Hill Area. Rather, it is anticipated that the actions will provide economic efficiencies that will benefit the citizens of these NE Union Hill Area parcels.